

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Fort Worth**

State: **TX**

PJ's Total HOME Allocation Received: **\$47,312,709**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	88.25 %	88.74 %	18	90.66 %	35	31	
% of Funds Disbursed	75.83 %	79.23 %	26	81.06 %	16	21	
Leveraging Ratio for Rental Activities	1.16	4.05	16	4.62	16	19	
% of Completed Rental Disbursements to All Rental Commitments***	65.19 %	81.32 %	31	81.27 %	11	11	
% of Completed CHDO Disbursements to All CHDO Reservations***	39.09 %	57.72 %	30	68.23 %	9	11	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.31 %	70.09 %	11	79.86 %	87	82	
% of 0-30% AMI Renters to All Renters***	90.10 %	36.23 %	3	44.82 %	99	97	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.55 %	1	94.65 %	100	100	
Overall Ranking:			In State:	19 / 38	Nationally:	30	35
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,642	\$14,049		\$25,419	192 Units	8.60 %	
Homebuyer Unit	\$9,796	\$9,433		\$14,530	1,789 Units	80.10 %	
Homeowner-Rehab Unit	\$28,933	\$30,082		\$20,251	227 Units	10.20 %	
TBRA Unit	\$2,766	\$3,562		\$3,156	26 Units	1.20 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fort Worth TX

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$18,325	\$68,091	\$31,091
<b>State:*</b>	\$51,405	\$58,896	\$32,730
<b>National:**</b>	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 3.5 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.82

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	<span style="border: 1px solid black; padding: 2px;">24.0</span>	<span style="border: 1px solid black; padding: 2px;">17.7</span>	<span style="border: 1px solid black; padding: 2px;">18.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">59.9</span>	<span style="border: 1px solid black; padding: 2px;">44.4</span>	<span style="border: 1px solid black; padding: 2px;">54.6</span>	<span style="border: 1px solid black; padding: 2px;">100.0</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">0.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">14.1</span>	<span style="border: 1px solid black; padding: 2px;">36.6</span>	<span style="border: 1px solid black; padding: 2px;">26.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">37.0</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">40.1</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">18.8</span>	<span style="border: 1px solid black; padding: 2px;">21.7</span>	<span style="border: 1px solid black; padding: 2px;">29.5</span>	<span style="border: 1px solid black; padding: 2px;">34.6</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">19.3</span>	<span style="border: 1px solid black; padding: 2px;">24.9</span>	<span style="border: 1px solid black; padding: 2px;">14.1</span>	<span style="border: 1px solid black; padding: 2px;">34.6</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">13.0</span>	<span style="border: 1px solid black; padding: 2px;">18.6</span>	<span style="border: 1px solid black; padding: 2px;">7.9</span>	<span style="border: 1px solid black; padding: 2px;">26.9</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">8.3</span>	<span style="border: 1px solid black; padding: 2px;">10.6</span>	<span style="border: 1px solid black; padding: 2px;">4.8</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">3.1</span>	<span style="border: 1px solid black; padding: 2px;">4.3</span>	<span style="border: 1px solid black; padding: 2px;">2.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.5</span>	<span style="border: 1px solid black; padding: 2px;">1.1</span>	<span style="border: 1px solid black; padding: 2px;">0.9</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">41.7</span>	<span style="border: 1px solid black; padding: 2px;">21.2</span>	<span style="border: 1px solid black; padding: 2px;">36.6</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">1.0</span>	<span style="border: 1px solid black; padding: 2px;">2.6</span>	<span style="border: 1px solid black; padding: 2px;">35.2</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">34.4</span>	<span style="border: 1px solid black; padding: 2px;">32.8</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>	<span style="border: 1px solid black; padding: 2px;">96.2</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">13.5</span>	<span style="border: 1px solid black; padding: 2px;">38.5</span>	<span style="border: 1px solid black; padding: 2px;">20.3</span>	<span style="border: 1px solid black; padding: 2px;">3.8</span>
Other:	<span style="border: 1px solid black; padding: 2px;">9.4</span>	<span style="border: 1px solid black; padding: 2px;">4.9</span>	<span style="border: 1px solid black; padding: 2px;">3.5</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">32.3</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">51.0</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">16.7</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 99

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

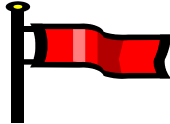
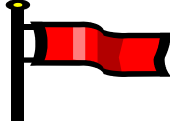
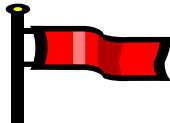
# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



# HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fort Worth State: TX Group Rank: 30  
 State Rank: 19 / 38 PJs (Percentile)  
 Overall Rank: 35 (Percentile)  
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	65.19	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	39.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.31	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.71	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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